Property ID: R29136

3/4

Property Information

property address: __400 LAKE__

legal description: __HILLCREST, BLOCK U, LOT 9,10, PT OF ALLEY__

owner name/address: LAMAR, DONALD W INVESTMENTS INC

PO BOX 3306

BRYAN, TX 77805-3306

full business name: _Ambrose Furniture Works_

land use category: _retail_   type of business: _furn. retail_

current zoning: _C3_   occupancy status: _occ._

lot area (square feet): _14,675_   frontage along Texas Avenue (feet): _n/a_

lot depth (feet): _152_   sq. footage of building: _9404_

property conforms to: ☐ min. lot area standards   ☐ min. lot depth standards   ☑ min. lot width standards

     NO   NO   100

Improvements

of buildings: _1_   building height (feet): _20_   # of stories: _1_

type of buildings (specify): _stuco_

building/site condition: _5_

buildings conform to minimum building setbacks: ☑ yes   ☐ no   (if no, specify) _____

approximate construction date: _1964_   accessible to the public: ☑ yes   ☐ no

possible historic resource: ☐ yes ☑ no   sidewalks along Texas Avenue: ☐ yes ☐ no _N/a_

other improvements: ☐ yes ☑ no   (specify) _____

     (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☑ no   ☐ dilapidated   ☐ abandoned   ☐ in-use

# of signs: _____   type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☑ yes ☐ no   parking spaces striped: ☑ yes ☐ no   # of available off-street spaces: _20_

lot type: ☐ asphalt ☑ concrete ☐ other _____

space sizes: _9x20_   sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: _good_

end islands or bay dividers: ☐ yes ☑ no: landscaped islands: ☐ yes ☑ no

Curb Cuts on Texas Avenue N/A

how many: _____ curb types: □ standard curbs   □ curb ramps   curb cut closure(s) suggested? □ yes   □ no

if yes, which ones: _____

_____

meet adjacent separation requirements: □ yes □ no   meet opposite separation requirements: □ yes   □ no

Landscaping

☒ yes □ no   (if none is present) is there room for landscaping on the property?   □ yes   □ no

comments: _____

_____

Outside Storage

□ yes   ☒ no   (specify) _____

(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes   □ no   are dumpsters enclosed: ☒ yes   □ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes □ no   (circle one)   residential use   residential zoning district

is the property developable when required buffers are observed?   □ yes   □ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: □ yes   ☒ no

Other Comments:

high-end retail. Very new

barbed fence in back with misc. metal pieces enclosed